

STAFF REVIEW AGENDA

12/22/2005
FINAL

Zoning

- 1 C05-119 Work Code: Privately Initiated MANAGER: Lori Moniz
APN: **43422064** TECH: Justina Chang ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Owner: SILVA AMANDO T AND CRISTINA L
RDA area: SNI Planned Community: No
District: 7 Zone: CP GP: MLDR (8.0)
Address: 1425 POMONA AV SNI area: Washington Historic Dist: NO
Gross acres: 0.16 Previous files: **PRE05-464**
west side of Pomona Ave, approximately 140 feet southerly of Alma Avenue
Conventional Rezoning from CP Commercial Pedestrian Zoning District to R-1-8 Single-Family Residential Zoning District to allow one single-family detached residential use on a 0.16 gross acre site
- 2 C05-120 Work Code: Privately Initiated MANAGER: Lori Moniz
APN: **47722017** TECH: Justina Chang ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Owner: CANNED FOODS INC Peter Read
RDA area: Monterey Corridor Planned Community: No
District: 7 Zone: LI GP: GC
Address: 2300 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 4.37 Previous files: **T05-114 H05-056 PRE05-038**
northeast corner of Old Tully Road and Monterey Highway
Conventional Rezoning from LI Light Industrial Zoning District to CN Commercial Neighborhood Zoning District to allow commercial uses on a 4.37 gross acre site
- 3 C05-121 Work Code: Privately Initiated MANAGER: Erin Morris
APN: **27459026** TECH: Roland White ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Owner: SANTOS JUAN AND MARITZA
RDA area: NO Planned Community: No
District: 6 Zone: Unincorporated GP: O
Address: 155 CIRO AV SNI area: Burbank/Del Monte Historic Dist: NO
Gross acres: 0.18 Previous files:
west side of Ciro Avenue approximately 400 feet south of Forest Avenue
Conventional Prezoning from County to CO Commercial Zoning District to allow commercial uses on a 0.18 gross acre site

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Planned Development

- 4 PD05-092 Work Code: None MANAGER: Rebekah Ross
APN: **43401032** TECH: Justina Chang ENGINEER: N/A
Historic: No Impervious Surface: Owner: SCHATZEL GREG
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: MLDR (8.0)
Address: 1203 DELMAS AV SNI area: No Historic Dist: NO
Gross acres: 1 Previous files: PDC04-099 PRE04-226
west side of Delmas Avenue, approximately 170 feet north of Dorothy Avenue
Planned Development Permit to construct 10 single-family detached residences on a 1.0 gross acre site
- 5 PDA03-069-01 Work Code: None MANAGER: Lesley Xavier
APN: **26420132** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: EHC DELMAS PK LLC
RDA area: SNI Planned Community: No
District: 3 Zone: A(PD) GP: GC
Address: 598 W SAN CARLOS ST SNI area: Delmas Park Historic Dist: NO
Gross acres: 0.8 Previous files: PT04-073 PD03-069 PDC03-016
southeast corner of West San Carlos Street and Bird Avenue
Planned Development Permit Amendment to allow installation of a 60 hp back-up generator for a multi-family residential project on a 0.8 gross acre site
- 6 PDA79-019-001 Work Code: Commercial Lot MANAGER: Jeff Roche
APN: **70831004** TECH: Justina Chang ENGINEER:
Historic: No Impervious Surface: Owner: INTERNATIONAL BUSINESS MACHINES CC
RDA area: No Planned Community: No
District: 2 Zone: A(PD) GP: POS
Address: 0 BAILEY AV SNI area: No Historic Dist: NO
Gross acres: 965.89 Previous files:
north side of Bailey Avenue, approximately 1,800 feet westerly of Santa Teresa Blvd
(*** NOT PAID *** WILL BE DELETED IN A MONTH IF IT'S STILL NOT PAID) Planned Development Permit Amendment for tree removal of 15 Eucalyptus trees (about 55"-65" in diameter and 35'-55' tall) on a 965.89 gross acres site

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Site Development

- 7 H05-056 Work Code: None MANAGER: Lori Moniz
APN: **47722017** TECH: Justina Chang ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Owner: CANNED FOODS INC Peter Read
RDA area: Monterey Corridor Planned Community: No
District: 7 Zone: LI GP: GC
Address: 2300 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 4.37 Previous files: T05-114 C05-120 PRE05-038
northeast corner of Old Tully Road and Monterey Highway
Site Development Permit to demolish some of existing retail buildings and construct about 43,669 square foot retail buildings at an existing retail shopping center on a 4.37 gross acre site
- 8 H05-057 Work Code: None MANAGER: Erin Morris
APN: **26138005** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Owner: OCEANS THREE LLC
RDA area: SNI Planned Community: Midtown
District: 6 Zone: HI GP: CIC-LW
Address: 254 MCEVOY ST SNI area: Burbank/Del Monte Historic Dist: NO
Gross acres: 0.1 Previous files: PRE05-423
east side of Mcevoy Street, approximately 240 feet northerly of W. San Carlos Street
Site Development Permit to allow 479 sq.ft. addition to an existing manufacturing building on a 0.1 gross acre site
- 9 HA90-088-02 Work Code: Commercial Lot MANAGER: Dave Tymn
APN: **42914026** TECH: Patrice Shaffer ENGINEER:
Historic: No Impervious Surface: Owner: CH OF JESUS CHRIST LATTER DAY SAINTS
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: PQP
Address: 1336 CHERRY AV SNI area: No Historic Dist: NO
Gross acres: 3.89 Previous files: HA90-088-01
east side of Cherry Avenue, approximately 350 feet northerly of Minnesota Avenue
Customer is requesting to remove 1 Modesto Ash (circumference 85 inches).

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Special Use Permit

10 SP05-069 Work Code: None MANAGER: Jeff Roche
APN: **68402008** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Owner: SAN JOSE CITY OF
RDA area: NO Planned Community: N/A
District: 2 Zone: R-1-1/LI GP: MLDR (8.0)/PQP
Address: 4430 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 8.48 Previous files: PRE05-382
southwest corner of Monterey Road and Skyway Drive
Wireless - Special Use Permit to allow the construction and installation of a 60-foot-high wireless communications monopole and associated 336 sq.ft. ground-level equipment cabinets on a 8.48 gross acre site

11 SP05-070 Work Code: None MANAGER: Reena Mathew
APN: **64901061** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: LOYAL ORDER OF MOOSE
RDA area: No Planned Community: No
District: 8 Zone: R-1-8 GP: MLDR (8.0)
Address: 1825 MT PLEASANT RD SNI area: No Historic Dist: NO
Gross acres: 2.08 Previous files: PRE05-285
southwest corner of Mt. Pleasant Road and Marten Avenue
Wireless - Special Use Permit to install four roof-mounted wireless communications antennas and associated ground mounted equipment at an existing moose lodge on a 2.08 gross acre site

Tentative Map

12 AT05-116 Work Code: MANAGER: Lee Butler
APN: **47221092** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: DAVIS JOHN W JR AND CHRISTINE C TRUS
RDA area: SNI Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0)
Address: 710 MARGARET ST SNI area: University Historic Dist: NO
Gross acres: 1.55 Previous files: SP04-025 V04-004 PRE03-396 PRE03-186
south side of Margaret Street approximately 100 feet east of South 15th Street
Lot Line Adjustment to consolidate 2 parcels into 1 lot for single-family residential uses on a 1.55 gross acres site

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Tentative Map

- 13 PT05-113 Work Code: Special Handling MANAGER: Mike Enderby
APN: **45509030** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: GOBLE ERNEST L ET AL
RDA area: No Planned Community: Communications Hill
District: 7 Zone: HI GP: HDR (25-50)
Address: 2745 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 29.5 Previous files: SP05-063 PD05-077 AT05-033
southwest corner of Monterey Road and Goble Lane
Planned Development Tentative Map Permit to subdivide 7 parcels into 9 lots for 487 single-family and 173 multi-family attached residential units, 16 retail commercial units on a 29.5 gross acre site
- 14 PT05-115 Work Code: MANAGER: Rebekah Ross
APN: **42927122** TECH: Warren Winkler ENGINEER: Andrew Turner
Historic: No Impervious Surface: Owner: LINCOLN GLEN HOMES LLC
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: MDR (8-16)
Address: 1669 LINCOLN AV SNI area: No Historic Dist: NO
Gross acres: 0.55 Previous files: PDC05-070 PD05-039 PRE04-507
west side of Lincoln Avenue approximately 230 feet northerly of Pine
Planned Development Tentative Map Permit to subdivide 1 parcel into 4 lots for residential uses on a 0.55 gross acre site
- 15 T05-114 Work Code: MANAGER: Lori Moniz
APN: **47722017** TECH: Roland White ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Owner: CANNED FOODS INC Peter Read
RDA area: Monterey Corridor Planned Community: No
District: 7 Zone: LI GP: GC
Address: 2300 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 6.20 Previous files: C05-120 H05-056 PRE05-038
east side of Monterey Road between Tully Road (at Curtner Avenue) and Tully Road (near Healy Avenue)
Tentative Map Permit to consolidate 9 parcels into 5 lots for commercial uses on a 6.20 gross acres site

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Tree Removal

- 16 TR05-174 Work Code: SF Lot - in common area MANAGER: Rebekah Ross
APN: **42948055** TECH: Jodie Clark ENGINEER:
Historic: No Impervious Surface: Owner: CONGREGATION SINAI OF SAN JOSE
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: MLDR (8.0)
Address: 9556 TRACT SNI area: No Historic Dist: NO
Gross acres: 1.99 Previous files: AT03-107 PT03-074 PD03-044 PRE03-020
1539 Willowbrae Avenue
Dead Tree removal of 89' Monterey Pine located in common area of single family detached development.
- 17 TR05-175 Work Code: SF Lot - on private lot MANAGER: Rich Buikema
APN: **44605009** TECH: Jerry Yoshida ENGINEER:
Historic: No Impervious Surface: Owner: BENNETTI ANTHONY C AND BARBARA A T
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0)
Address: 2365 LA MIRADA DR SNI area: No Historic Dist: NO
Gross acres: .16 Previous files:
2365 La Mirada Drive
Tree removal permit to remove two Modesto Ash trees 99 AND 98 INCHES DIAMETER.

Conditional Use

- 18 CP05-070 Work Code: Other MANAGER: Leslev Xavier
APN: **25922058** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: HOWELL ROBERT L AND SARAH JANE TRI
RDA area: Julian Stockton Planned Community: No
District: 3 Zone: LI GP: RS-C
Address: 221 RYLAND ST SNI area: No Historic Dist: NO
Gross acres: 0.16 Previous files:
north side of Ryland Street approximately 250 feet east of Almaden Boulevard
Conditional Use Permit for a new wireless communications antenna and an ancillary equipment building
on a 0.16 gross acre site

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ABC Exception

- 19 ABC05-009 Work Code: Other MANAGER: Lesley Xavier
APN: **25909036** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: SAITI DJEVAT
RDA area: Planned Community: No
District: 3 Zone: LI GP: LI
Address: 501 W TAYLOR ST SNI area: No Historic Dist: NO
Gross acres: 0.16 Previous files: ABCL05-046 SP05-022 PRE05-110 ABCL05-016
northwest corner of Coleman Avenue and Taylor Street
Liquor License Exception Permit to allow transfer of an existing liquor license from 393 Stockton to 501 Taylor Street

General Plan Amendments

- 20 GP05-02-03 Work Code: Non CP MANAGER: Susan Walsh
APN: **72501023** TECH: Derek Ng ENGINEER: N/A
Historic: No Impervious Surface: Owner: CITY OF SAN JOSE
RDA area: No Planned Community: No
District: 2 Zone: A GP: AGR
Address: 0 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 51.94 Previous files:
easterly side of Monterey Road, approximated 1050 feet northwest of Burnett Avenue
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram from Agriculture with Coyote Greenbelt Overlay to Public Park and Open Space with Coyote Greenbelt Overlay on a 73.08-acre site. (City of San Jose, Owner/Applicant)
- 21 GP05-05-03 Work Code: Non CP MANAGER: Ben Corrales
APN: **48119003** TECH: Ben Corrales ENGINEER: N/A
Historic: No Impervious Surface: Owner: BOYD VIRGINIA K TRUSTEE & ET AL
RDA area: Alum Rock Planned Community: No
District: 5 Zone: R-1-8 GP: MHDR (12-25)
Address: 1936 ALUM ROCK AV SNI area: Mayfair Historic Dist: NO
Gross acres: 3.7 Previous files: PRE05-480
south side of Alum Rock Avenue, approximately 250 feet easterly of McCreery Avenue
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram from General Commercial and Medium High Density Residential (12-25) to Transit Corridor Residential (20+) on a 3.7-acre site. (Gil Erickson, Alex Erickson, Owner/Waters Fund, Applicant)

STAFF REVIEW AGENDA

12/04/2005 to 12/17/2005

Tract Maps

1 **9749** Sub Code: Standard Map PW Engineer: Mirabel Aguilar
APN: **23014007** Work Proposed: Residential PL Manager: Rebekah Ross
District: 3 Gross acres: 7.63 Owner: ROBSON HOMES LLC
Address: 9749 TRACT
Previous files: PT05-010 PD05-013 PDC04-068 GP04-03-02 PRE03
EAST SIDE OF CAMPBELL AVENUE, APPROXIMATELY 1,000 FEET NORTHERLY OF NEWH
TO SUBDIVIDE ONE PARCEL INTO UP TO 104 LOTS FOR SINGLE-FAMILY DETACHED
RESIDENTIAL USES AND MULTIPLE COMMON LOTS ON A 7.63 GROSS ACRE SITE

Parcel Maps

2 **3-07718** Sub Code: Without Tentative Map PW Engineer: Mirabel Aguilar
APN: **38136012** Work Proposed: Non-Residential PL Manager: Avril Baty
District: 1 Gross acres: 18.882 Owner: CUPERTINO PARTNERS VI ET AL
Address: 5293 PROSPECT RD
Previous files: AD05-695 H05-006 AD03-1188

4 Lot Commercial Subdivision